

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-48474170**

## GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: May 17, 2024

Issued by:

AmeriTitle, LLC  
503 N Pearl St., Ste 101  
Ellensburg, WA 98926  
(509) 925-1477

**Hannah Hall**

Authorized Signer

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-48474170

CHICAGO TITLE INSURANCE COMPANY



By:

*(Signature of President)*

President

ATTEST

*(Signature of Secretary)*

Secretary

# **SUBDIVISION GUARANTEE**

Order No.: 634500AM  
Guarantee No.: 72156-48474170  
Dated: May 17, 2024

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.40

Your Reference:

Assured: Cruse & Associates

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

See attached Exhibit 'A'

Title to said real property is vested in:

David A. Sedgwick and Genevieve B. Sedgwick, husband and wife

**END OF SCHEDULE A**

**(SCHEDULE B)**

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Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2024  
Tax Type: County  
Total Annual Tax: \$6,287.21  
Tax ID #: 15813  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$3,143.61  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2024  
Second Installment: \$3,143.60  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2024

5. Liens, levies and assessments of the Lauderdale Ridge Homeowner's Association.
6. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William S. Piland and Della M. Piland, his wife.  
Recorded: June 25, 1917  
Book: 27 of Deeds, Page 578  
Instrument No.: 46277  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
7. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William L. Virdin.

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Recorded: May 20, 1946

Volume: 72, Page 530

Instrument No.: 189054

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Irrigation ditches  
Recorded: September 25, 1967  
Instrument No.: 341869 and 341870
9. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: January 23, 2001  
Book: 25 of Surveys, Pages: 206 through 211  
Instrument No.: 200101230001  
Matters shown:
  - a) Easement "R", sixty feet in width, lying 30 feet on either side of the centerline as delineated on said survey, and affecting the East 30 feet of said Parcel 1;
  - b) Easement "S", sixty feet in width, along the West boundary of Parcel 1;
  - c) Notes contained thereon
  - d) Location of fence lines in relation to property boundaries
  - e) Location of well on Parcel 1
10. The effect, if any, of Partial Relinquishment of Easement dated February 23, 2001, recorded February 26, 2001, under Auditor's File No. 200102260019, by Derald Eugene Martin and Margaret Martin, husband and wife, relinquishing that portion of Easement "R" lying within Parcel 1 of that certain survey recorded January 23, 2001, in Book 25 of Surveys, Pages 206 through 211, under Auditor's File No. 200101230001
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Derald Eugene Martin and Margaret A. Martin, husband and wife  
Purpose: Non-exclusive, perpetual easement for the purposes of maintaining, replacing and examining all materials relating to the existing well for a radius of 100 feet  
Recorded: February 26, 2001  
Instrument No.: 200102260018  
Affects: Portion of said premises
12. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: September 30, 2005  
Instrument No.: 200509300063

Modification(s) of said covenants, conditions and restrictions

Recorded: January 14, 2019

Instrument No: 201901140027

13. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$205,000.00  
Trustor/Grantor: David A Sedgwick and Genevieve B Sedgwick, husband and wife  
Trustee: First American Title Company  
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for  
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Provident Funding Associates, L.P.  
Dated: July 19, 2020  
Recorded: July 23, 2020  
Instrument No.: 202007230004

### **END OF EXCEPTIONS**

#### **Notes:**

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Prcl 1 Surv 25/pg 206-211; being ptn SW Section 28, Township 20N, Range 17E, W.M.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

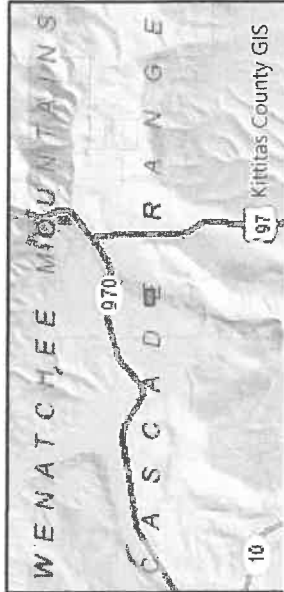
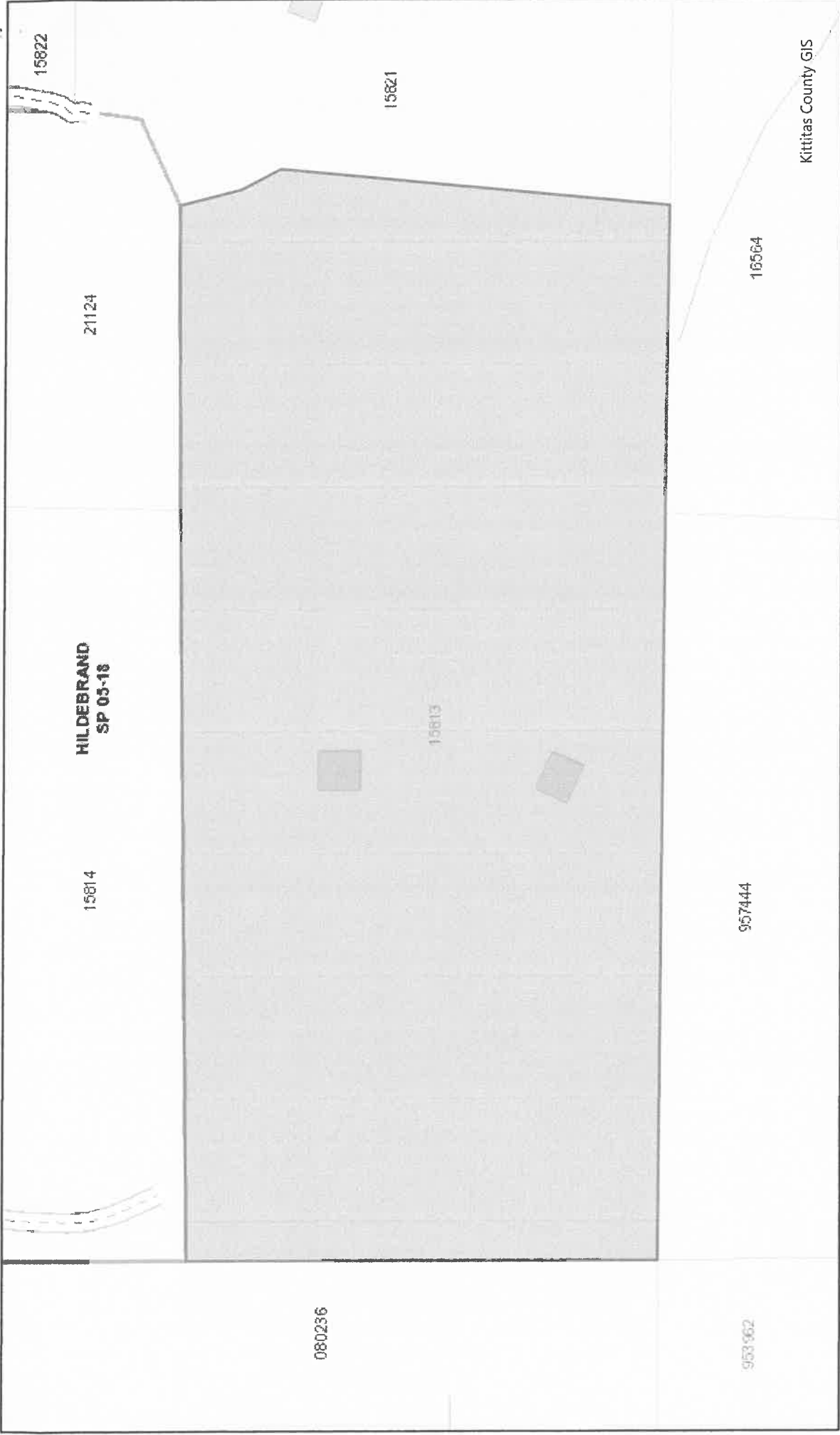
### **END OF GUARANTEE**

**EXHIBIT 'A'**

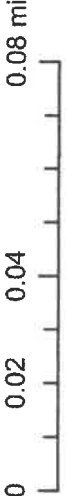
File No. 634500AM

Parcel 1 of that certain Survey as recorded January 23, 2001, in Book 25 of Surveys, pages 206 through 211, under Auditor's File No. 200101230001, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 28, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Kittitas County COMPAS Map



1 inch equals 188 feet



Date: 5/7/2024

**Disclaimer:**  
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